

182.0

Map

0003

Block

0014.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 764,200 /

USE VALUE: 764,200 /

ASSESSed: 764,200 /

Total Card /

Total Parcel

764,200

764,200

764,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		INDIAN HILL RD, ARLINGTON

OWNERSHIP

Owner 1:	KAPOOR BHUPESH &			
Owner 2:	MEHTA SHIVANI			
Owner 3:				
Street 1:	22 INDIAN HILL RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:	BIHARI JONATHAN D & KATHLEEN L -		
Owner 2:	-		
Street 1:	22 INDIAN HILL RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 1742 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6578		Sq. Ft.	Site		0	70.	0.94	7									432,137						432,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6578.000	332,100		432,100	764,200
Total Card	0.151	332,100		432,100	764,200
Total Parcel	0.151	332,100		432,100	764,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	438.79	/Parcel:	438.79

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	332,100	0	6,578.	432,100	764,200		Year end	12/23/2021
2021	101	FV	322,300	0	6,578.	432,100	754,400		Year End Roll	12/10/2020
2020	101	FV	322,100	0	6,578.	432,100	754,200	754,200	Year End Roll	12/18/2019
2019	101	FV	248,400	0	6,578.	432,100	680,500	680,500	Year End Roll	1/3/2019
2018	101	FV	247,800	0	6,578.	364,200	612,000	612,000	Year End Roll	12/20/2017
2017	101	FV	247,800	0	6,578.	333,400	581,200	581,200	Year End Roll	1/3/2017
2016	101	FV	245,000	0	6,578.	284,000	529,000	529,000	Year End	1/4/2016
2015	101	FV	239,200	0	6,578.	246,900	486,100	486,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIHARI JONATHAN	67174-466		1/29/2016		662,000	No	No		
LYDOTES JAMES/L	57153-554		7/18/2011		545,000	No	No		
HAM JOHN A	49617-195		6/15/2007		454,000	No	No		
	9177-188		1/1/1901	Family		No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIHARI JONATHAN	67174-466		1/29/2016		662,000	No	No		
LYDOTES JAMES/L	57153-554		7/18/2011		545,000	No	No		
HAM JOHN A	49617-195		6/15/2007		454,000	No	No		
	9177-188		1/1/1901	Family		No	No	N	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2013	181	Redo Bat	5,500					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2013	181	Redo Bat	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	MEAS&NOTICE	BS	Barbara S
8/7/2017	SQ Returned	EMK	Ellen K
7/2/2012	External Ins	BR	B Rossignol
10/18/2011	MLS	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
10/15/2008	Measured	197	PATRIOT
8/5/2007	MLS	HC	Helen Chinal
12/29/1999	Meas/Inspect	163	PATRIOT
7/20/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

